

Fitzwilliam Conservation Commission
19 March 2018– Minutes

Present: Kevin Woolley, alternate; Hiel Lindquist; Paul Kotila, chair; Barbara Green

Absent: Dorothy Zug; Cheryl Norskey, Rick Brackett

Guests: Anne McBride, Monadnock Conservancy

Review Minutes of 20 Feb. 2018:

Accepted as submitted.

Agenda Review:

Update on Lew Shelley

Metzger TF Trails

We are ready to draft a letter of invitation to the abutters.

Kotila received and returned an amended statement of work from Lew Shelley, who hasn't started work yet but soon will.

Sable reported that Danica has provided a list of all abutters of the KMTF and their contact info, to which Zug provided updates.

Members thought we could explain in a letter to owners what the easements are all about and that we've hired consultants and can do a walk in the summer if they are interested.

There was a discussion that there appears to be no sign at Turner Rd., and big yellow no trespassing signs have gone up.

Kotila will look for the sign and we'll request one if it isn't there.

Stone Pond —If we can get help paying for the dam we can accept the property. Brackett, (absent) was to check about leaving the pond at its current low level.

Property Updates: Chamberlain, Tolton, Wenniger, Stone Pond, Fullam Hill

Anne McBride reported the closing of the Chamberlain property transaction. The process began back in 2012. They own it now and she's submitting final reports for ARM and Moose Plate grants. She has an invoice for our share, which came in under budget, somewhere in \$4,000 range. She will send it to Kotila. The property will be managed by Brackett, as the Conservancy's Land Manager and GIS Specialist. They hope to have help in cleanup projects, etc. A structure there is in bad shape, a well needs covering, and so forth before the public is invited.

Also, McBride said she doesn't know the details about the Stone Pond project but if we want to seek funding from ARM (Aquatic Resource Mitigation fund), having an easement on the property would be good.

The Conservancy is simultaneously applying to ARM for other projects in the CT River watershed. The funding application for the Stone Pond project would be coming from the Town, which wouldn't want liability for the dam. The amount of available funds varies from year to year.

McBride added that the new landowner of the former Fisher property is Priscilla Borden. We need to walk it. She gave a brief history of the property. It is 88 acres. The Conservancy had to wait for the pipeline issue to resolve. Utility lines go through, and it's forested, with a stream. Borden is eager to donate a conservation easement but needs help covering the transaction costs. McBride needs to figure out that process.

The Open Space Plan has a property prioritization map, but members weren't sure if it includes that location. There is a mortgage on the property, which could complicate matters. Appraisals are needed and could be expensive.

Lindquist suggested we first do a site walk, perhaps in May.

McBride had created a budget range for the transaction costs, including a survey work estimate, overhead, stewardship fee, etc., which totaled \$17,000 - \$23,000. She'll wait to hear from us after the site walk. The owner is OK with having us come visit. We'll schedule the walk at our April meeting.

In other updates, the Winneger and Tolton properties have sold.

Dog Waste Cleanup Bags:

Lindquist checks every couple weeks. Usage has been down due to weather.

Solar Array Proposal:

Chinook bought Ranger Solar. They are installing a project in Hinsdale. Members wanted to know if the Solar ordinance has gone into effect yet. The Planning Board will meet with representatives from Chinook and Nextera Energy to discuss the proposed project tomorrow. Sable will attend and send out a synopsis of the meeting.

Monadnock Advisory Committee Update:

The meeting was cancelled.

Site Walk Reports:

None.

Green brought up a Laurel Lake rebuild application that came before the ZBA, but skipped going to the Planning Board. She had asked if we'd be invited to their walk, scheduled for April 10th. They said no, but we could do a site walk separately.

Green suggested we do one before the ZBA meeting to provide some input. The site is 15 Martindale Lane. The new plan should correct a problem of water collecting under house.

Green also added info from the Volunteer Assessment for Laurel Lake. Test data going back more than 25 years shows a decline in transparency of the lake. Other parameters are not declining significantly. The conclusion is that development around the lake is what's causing the decline in transparency. The ZBA site walk is at 6 pm on the 10th, prior to their meeting at 7.

Kotila found it "interesting that nobody was asking us to do this." What is the process? Will it go back to the Planning Board? Selectmen have to sign off on the building permit. The state is already involved and has approved it. Comments would be welcome, but it's unlikely we can do a site walk before April 10th. It appears that the abutters' letters came from the ZBA. Kotila stated we cannot comment before doing a site walk. He will try to clarify what the process is. The Planning Board has not seen any plans.

Budget Reports: 2018 Budget

Expenses YTD: 0

Payroll YTD: \$188.49

Planning Board:

See above under Solar Array Proposal. Jeanne will give a synopsis to members about tomorrow night's meeting.

Other Business:

Discussion of election, voting results, and the need for a committee to revise the school funding formula.

Correspondence:

Memo from Debbie re Land Use Change Tax deposit; NHDES Drinking Water newsletter with info about help with well water testing.

Adjournment:

Meeting adjourned at 8:15 p.m. Next meeting will be April 16th, 2018, beginning at 7:00 p.m.

Respectfully submitted,
Jeanne Sable, Secretary